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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/07 10:30 2 pg
Fees:13.00 Taxes:231.25

20070123-0009138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

x Melody N Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF January 2007

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 9/22/07
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melody N. Phillips (NAME)	American Home Mortgage (NAME)	MAP 51-15A
420 Walton Lane, N-69 (ADDRESS)	538 Broadhollow Road (ADDRESS)	PARCEL 69
Madison, TN 37115 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. Nathan Ennis and Linda Ennis Deloney as Devisees of the Last Will and Testament of Larry Joe Ennis, deceased, and M. Nathan Ennis as Executor HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melody N. Phillips

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. N-69 on the Plan of Quailcreek Condominiums of record in Book 6328, Pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said Unit.

Being the same property conveyed to Larry J. Ennis, Unmarried, by Warranty Deed dated December 8, 1987, from Ricky Lain, a single person, of record in Book 7429, Page 404, Register's Office for Davidson County, Tennessee. The said Larry J. Ennis having since died Testate on November 4, 2006, a resident of Davidson County, Tennessee. BY Last Will and Testament of Larry Joe Ennis, A/K/A Larry J. Ennis, Probate No. 06P-1965, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the herein described property was devised to M. Nathan Ennis and Linda Ennis Deloney; M. Nathan Ennis was appointed Executor.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 420 Walton Lane, Unit #N-69, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of January, 2007

Estate of Larry J. Ennis

By: M. Nathan Ennis

M. Nathan Ennis, Executor

M. Nathan Ennis

Linda Ennis Deloney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. Nathan Ennis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of the Estate of Larry Joe Ennis, Deceased , the within named bargainor and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said M. Nathan Ennis, Executor of the Estate of Larry Joe Ennis, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 22nd day of January, 2007.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Nathan Ennis and Linda Ennis Deloney the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of January, 2007.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07